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Offers Over £140,000 LEASEHOLD

A beautifully presented ground floor flat, one double bedroom, open plan living accommodation, fitted kitchen with integrated appliances & allocated parking.

BROOKLANDS, CROWNHILL, PLYMOUTH

EPC - E



PROPERTY DETAILS

Situated within the newly converted and highly desirable Brooklands Building on Budshead Road, Crownhill, this beautifully presented ground floor flat offers contemporary living in a convenient and well-connected location. The property offers excellent access to local amenities, supermarkets, public transport links, Derriford Hospital, Plymouth City Centre, and major road networks including the A38.

The apartment offers a spacious open-plan kitchen/living room, providing a bright and versatile space for relaxing, dining and entertaining. The modern fitted kitchen features integrated appliances and ample storage. A well-proportioned double bedroom and contemporary bathroom complete the accommodation. Externally, the property benefits from an allocated parking space, with additional visitor parking available nearby, making it an ideal first-time purchase or investment opportunity.

COUNCIL TAX BAND – A

Private composite front door to;

OPEN PLAN KITCHEN/LIVING ROOM

28'5 x 15'4 (8.66m x 4.67m)

Two wall mounted heaters, wood effect flooring, space for dining area, two built-in storage cupboards, UPVC double glazed window to front and further UPVC double glazed box bay window to side elevation. The kitchen area comprises of fitted base and eye level units, fitted worktops, integrated oven and induction hob with extractor over, integrated fridge freezer, integrated dishwasher, space and plumbing for a washing machine, integrated single bowl single drainer stainless steel sink unit with mixer tap, ceiling spotlights to kitchen area.

BEDROOM

13'4 x 9'8 (4.07m x 2.94m)

A good sized double bedroom. Wall mounted heater, UPVC double glazed window to front.

BATHROOM

9'5 x 5'8 (2.86m x 1.73m)

A modern three-piece suite comprising of a panelled bath with mixer taps and shower attachment, fully tiled surround and glazed shower screen, vanity wash hand basin with tiled surround, low level WC, ceiling spotlights, tile effect flooring.

OUTSIDE

There is an allocated parking space belonging to the property, plus the addition of visitors parking spaces.

ADDITIONAL INFORMATION

The tenure of the property is leasehold. We understand from the seller that there are 998 years remaining on the lease, Freehold Management Services Ltd oversees a yearly service and maintenance charge of approximately £1,623.86.

BUYERS INFORMATION

As part of the purchasing process, we are required by law to carry out identity and Anti-Money Laundering checks on all purchasers of a property, in line with Money Laundering Regulations. We therefore charge buyers an AML and administration fee of £30.00 including VAT for 1 applicant or £50.00 including VAT for 2 applicants. To complete these checks, we use an approved third-party verification provider. The checks must be completed before we are able to formally proceed with your purchase.

SERVICES

All main services are connected to the property.

VIEWING

Strictly by prior appointment through Swift Estate Agents.

The accommodation in more detail comprises (all internal measurements are approximate to within 7.5cms / 3" only)

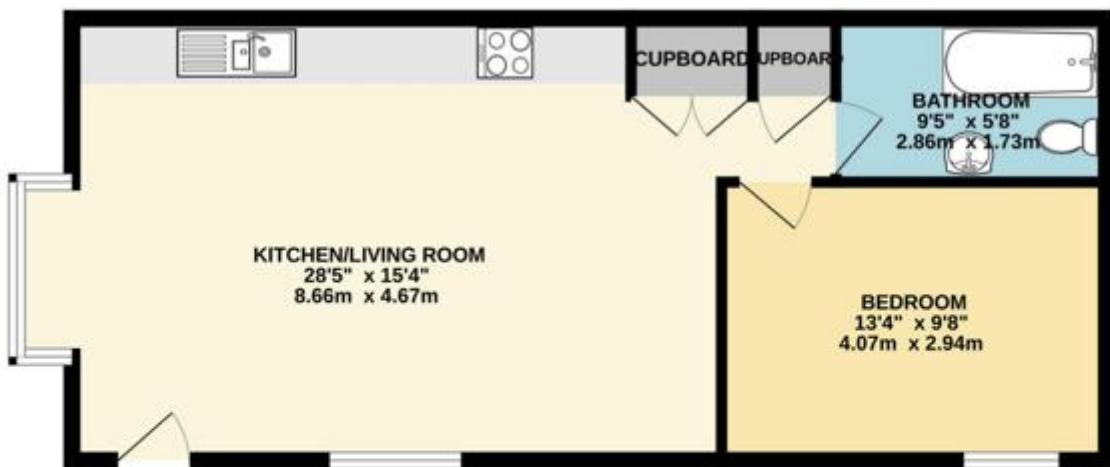
The Consumer Protection Regulations

Swift Estate Agents act for themselves and for the Vendors of this property whose agents they are give notice that:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. 2. The descriptions, dimensions & references to conditions and necessary permissions of use and occupation and any indication of how various improvements may benefit this property and any other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the of each of them. 3. No person in the employ of Swift Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that these particulars have been prepared by us on the basis of the information provided to us by our client. We have not tested the electrical, gas and other appliances within the property, including, where applicable, central heating. Any prospective purchaser should make their own enquiries. The enforceability and validity of any guarantee cannot be confirmed by the agents, even though these documents may exist. No warranty is given. All measurements and distances are approximate.

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. Fixtures, fittings and all other items are not included in the sale. If there is any aspect of these particulars that you wish clarified or that you find misleading, please contact our office where further information is available.



TOTAL FLOOR AREA: 562 sq ft. (52.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	45	45
21-38	F		
1-20	G		



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